

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

## ASSIGNEE'S SALE

### OF VALUABLE UNIMPROVED FEE SIMPLE REAL ESTATE

By virtue of the power of sale contained in a mortgage from MIDDLETOWN VALLEY HOMES, INC., dated April 5, 1977, and recorded in Book 1016 page 499, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction, both individually and as a group, at the subject properties on

**TUESDAY, OCTOBER 9, 1979**

**AT 10:00 O'CLOCK A.M.**

all the hereinafter described real estate, being part of the real estate described in said mortgage to wit:

(1) Lot 12, Section B, North Jefferson Subdivision, containing 1.94 acres as per plat recorded in Plat Book 13 folio 163, one of the Land Records of Frederick County, Maryland.

(2) Lot 15, Section C, North Jefferson Subdivision, containing 1.89 acres as per plat recorded in Plat Book 13 folio 164, one of the Land Records of Frederick County, Maryland.

(3) Lot 31, Section E, North Jefferson Subdivision, containing 1.93 acres as per plat recorded in Plat Book 13 folio 166, one of the Land Records of Frederick County, Maryland.

SUBJECT to the restrictions, limitations, covenants, and conditions fully set forth in the deed from Mortgagee to the Mortgagor, dated April 5, 1977, and recorded in Book 1016 page 493, one of the Land Records of Frederick County, Maryland, and further subject to those restrictions, limitations, covenants and conditions as fully set forth on the record plats.

TERMS OF SALE: A cash deposit of 25% of the purchase price will be required at the date of sale. The balance of said purchase price to be paid within five (5) days of final ratification thereof by the Circuit Court for Frederick County, Maryland or one hundred twenty (120) days after the date of sale in the event the United States of America does not waive its rights to redeem said property pursuant to the provision of 26 U.S.C.A. Section 7425 (d), and bear interest from date of sale to date of settlement at the rate of 8.5% per annum. Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by Purchaser. Title examination, conveyancing, recording, state revenue stamps, state and county transfer taxes and all other costs incident to transfer of title and settlement are to be paid by Purchaser.

Property to be sold subject to a mortgage dated April 5, 1977 and recorded among the Land Records of Frederick County, Maryland in Book 1016 page 496, securing Key Federal Savings and Loan Association in the sum of \$56,000.00. Balance due thereunder to be announced at the time of sale.

Property sold subject to rights of redemption of United States of America in Federal Tax liens filed on subject property.

Compliance with terms of sale shall be made within limits of time above stated for payment of balance of purchase price or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

**GORDON M. COOLEY, Assignee**  
9863 Main Street  
Damascus, Maryland 20750  
253-5115

JAMES TROUT, Auctioneer  
(301) 663-1555  
KING & KING, Attorneys at Law  
9863 Main Street  
Damascus, Maryland 20750  
253-5115  
Attorneys for Assignee

This is to certify that the annexed Assignee's Sale  
..... was published in News & Post

at newspapers published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 9th day of October 1979.

THE NEWS-POST

Per *R. L. Putman*

*Exhibit filed November 6, 1979*